



**Firs Cottage Stone Lane, Bintree Dereham NR20 5NA**



**welcome to**

**Firs Cottage Stone Lane, Bintree Dereham**

A fantastic 2/3 bedroom character cottage perfectly located down a peaceful lane. The cottage is set on a generous plot of approximately quarter of an acre (STMS). Inside accommodation boasts kitchen, downstairs cloakroom, lounge, further reception room, dining room, 2 double bedrooms & bathroom.



### Entrance Hall

Wooden door to the front, radiator and stairs to the first floor.

### Cloakroom

WC, wash hand basin and extractor.

### Lounge

12' 7" x 12' 6" ( 3.84m x 3.81m )

Woodburner, radiator and double glazed window to the front.

### Dining Room

11' 3" x 8' 8" ( 3.43m x 2.64m )

Door into conservatory, radiator and double glazed window to the rear.

### Reception Room / Bedroom Three

16' 1" x 12' 3" ( 4.90m x 3.73m )

Radiator, sliding patio doors and double glazed window to the side.

### Kitchen

11' 2" x 12' 1" ( 3.40m x 3.68m )

Kitchen with wall and base units, wood burner, cooker with gas hob and extractor over, sink with drainer, hard wooden flooring, radiator and double glazed window to the front.

### Conservatory

8' 1" x 21' 9" ( 2.46m x 6.63m )

Brick base with UPVC windows and double doors to the side.

### Landing

Airing cupboard, loft access and double glazed window to the rear.

### Bedroom One

10' 4" x 12' 1" ( 3.15m x 3.68m )

Radiator, double glazed window to the front and side.

### Bedroom Two

12' 7" x 11' 2" ( 3.84m x 3.40m )

Built in wardrobes, radiator, double glazed window to the front and rear.

### Bathroom

Free standing bath with shower above, radiator, part tiled, WC, wash hand basin, double glazed window to the rear.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Firs Cottage Stone Lane, Bintree Dereham

- CHARACTER COTTAGE
- 0.25 ACRE STMS
- SPACIOUS ACCOMMODATION
- PEACEFUL LOCATION
- VIEWING ESSENTIAL

Tenure: Freehold EPC Rating: Awaited

# £365,000



Please note the marker reflects the postcode not the actual property

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